

**RIVERDALE LAND USE ADVISORY COMMITTEE
MINUTES OF THE MEETING
NOVEMBER 21, 2016**

CALL TO ORDER	Chairman Scot Hedstrom called the meeting to order at 6:30 p.m. All committee members were present as follows: Scot Hedstrom, Hank Galpin, Denise Rowell and Lacy Galpin. Altogether eight people were present.
APPROVAL OF MINUTES	Hank Galpin motioned that the minutes of the last meeting, 1-19-16, be approved. Denise Rowell seconded it. The motion passed unanimously.
OLD BUSINESS	None.
NEW BUSINESS	
Review a zone change request in the Highway 93 North Zoning District by APEC Engineering Inc., on behalf of Thornton Motorsports, LLC. The proposal would change the zoning on a parcel containing 40.6 acres from AG-40 to R-1PUD. The subject property is located at 3790 Highway 93 North near Kalispell.	<p>Eric Mack presented the zone change request.</p> <p>Discussion followed.</p> <p>The request is in compliance with the Riverdale Neighborhood Plan.</p> <p>Concerns were expressed about the density of the project, the need for a second access, potential contamination of deep water wells due to the proximity of the landfill, and soil conditions for septic drain field.</p> <p>Hank Galpin made a motion to recommend approval of the application. It was seconded by Scot Hedstrom and passed unanimously.</p> <p>On December 19 at 6:30 p.m. the RLUAC will consider the PUD application for this project.</p> <p>Scot Hedstrom adjourned the meeting at 7:10 p.m.</p> <p>.</p>

ADJOURNMENT

